

AGENDA
Wednesday, March 21, 2018
METROPOLITAN COUNCIL ZONING MEETING
3:30 PM Presentations and Special Recognitions
4:00 PM Metropolitan Council Meeting
Governmental Building
Room 348

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information, prior to the meeting, on either of the two monitors located in the lobby outside the chambers. If arriving after 4:00, fill out a request to speak card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the electronic form or filled out a card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Council Members may ask questions and make comments but are urged to cooperate in an effort to spend not more than 30 minutes on any one zoning case.

CALL TO ORDER

ROLL CALL

AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:

1. 17-01702 **PA-19-17 Templeton Ridge**
To amend the Comprehensive Land Use Plan from Agricultural/Rural (AG/RU) to Residential Neighborhood (RN) on property located on the west side of Old Scenic Highway (Hwy 964) and east side of Samuels Road (Hwy 61), on Lot Jennie C Jean of the Sidney Robands Bowden, Jr. Property (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Recommend approval, based upon changing conditions in the area
COMMISSION ACTION: Motion to approve carried 9-0
Related to PUD-2-17
This item was deferred from February 21, 2018 Council Zoning Meeting
[Application](#) [Staff Report](#)

2. 17-01703 **PUD-2-17 Templeton Ridge Concept Plan**
A proposed residential development for low density residential units ranging in lot sizes, on property located on the west side of Old Scenic Highway (Hwy 964) and east side of Samuels Road (Hwy 61), on Lot Jennie C Jean of the Sidney Robands Bowden, Jr. Property (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
Related to PA-19-17
This item was deferred from February 21, 2018 Council Zoning Meeting
[Application](#) [Staff Report](#) [Plans](#)
3. 18-00059 **PA-24-17 9163, 8900-10600 UND South Tiger Bend Road**
To amend the Comprehensive Land Use Plan from Agricultural/Rural (AG/R) to Industrial (I) on property located on the east side of South Tiger Bend Road, south of Womack Road, on Tract P and Q of the Alpha Land Company, Inc. Property. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
COMMISSION ACTION: Motion to defer to March 19 carried, 9-0
Related to Case 123-17
This item was deferred from February 21, 2018 Council Zoning Meeting
[Application](#)
4. 18-00060 **Case 123-17 9163, 8900-10600 UND South Tiger Bend Road**
To rezone from Rural (R) to Light Industrial (M1) on property located on the east side of South Tiger Bend Road, south of Womack Road, on Tract P and Q of the Alpha Land Company, Inc. Property. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
COMMISSION ACTION: Motion to defer to March 19 carried, 9-0
Related to PA-24-17
This item was deferred from February 21, 2018 Council Zoning Meeting
[Application](#)
5. 18-00216 **Case 2-18 2862 O'Neal Lane**
To rezone from Rural (R) to Heavy Commercial (HC2) on property located on the west side of O'Neal Lane, north of South Harrell's Ferry Road, on Lot 1-A-1 of Lirocchi Subdivision. Section 47, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
6. 18-00217 **Case 3-18 319 and 325 North 26th Street**
To rezone from Limited Residential (A3.1) to Heavy Commercial (HC2) on property located on the west side of North 26th Street, north of Florida Street, on Lot 7-A, Block 18 of Duchien Place Subdivision. Section 47, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
COMMISSION ACTION: Deferred to March 19 by Councilwoman Wicker
[Application](#)
7. 18-00218 **Case 5-18 4765 Perkins Road**
To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the north side of Perkins Road, east of College Drive and west of Congress Boulevard, on Lot 11 of Aldrich Acres Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0

[Application](#) [Staff Report](#)

8. 18-00219 **Case 6-18 136 West Chimes Street**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the north side of West Chimes Street, to the west of Highland Road, on a portion of Lot 11, Block 1 of Campanile View Subdivision. Section 54, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses; although the request does not conform to Unified Development Code requirements, it will not increase of the extent of the nonconformity
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
9. 18-00220 **Case 7-18 6307 Quinn Drive**
 To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the northeast side of Quinn Drive, to the north of Tiger Bend Road, on Tract Z-3-A-5 of SCR Trust Property. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
10. 18-00221 **Case 9-18 4464 and 4560 Inniswold Road**
 To rezone from Single Family Residential (A1) to Urban Design One (UDD1) on property on the east side of Bluebonnet Boulevard, to the south of Jefferson Highway, on the rear portion of Lot 61-A and 61-B (fronting Bluebonnet Boulevard), Section 1 of Inniswold Estates Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
11. 18-00222 **Case 10-18 10000 Perkins Rowe**
 To rezone from Heavy Commercial (HC1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the east side of Magnolia Way, on a portion of Block E, Perkins Rowe Property. Section 57, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
12. 18-00223 **Case 11-18 2882 Government Street**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the south side of Government Street, at the southwest quadrant of the intersection of Government and Arlington Avenue, on a portion of Lot 5, and Lot 6, Block 2 of Monte Vista Subdivision. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Comprehensive Plan, and compatible with surrounding uses; although the request does not conform to Unified Development Code requirements, it will not increase the extent of the nonconformity
COMMISSION ACTION: Motion to approve carried, 9-0

[Application](#) [Staff Report](#)

13. 18-00245 **TA-1-18 Chapter 20, Definitions**
To revise existing definitions and add new within the Unified Development Code, Chapter 20 related to the Flood Ordinance in an effort to simplify and strengthen regulations for greater protection from flooding
PLANNING STAFF FINDINGS: Approval is recommended, based on Council direction to develop ordinance language providing better protection from flooding and consistency with the comprehensive plan
Effective date of April 15, 2018, to correspond with previous revisions to Chapter 15 adopted with Ordinance 16677
[Memo to Metro Council](#) [Staff Report](#)
14. 18-00247 **TA-2-18 Chapter 15, Floodways, Floodplains, Drainage and Water Quality**
To repeal and revise Unified Development Code, Chapter 15 to provide greater protection from flooding
PLANNING STAFF FINDINGS: Approval is recommended, based on Council direction to develop language providing better protection from flooding and consistency with the comprehensive plan
Effective date of April 15, 2018, to correspond with previous revisions to Chapter 15 adopted with Ordinance 16677
[Staff Report](#) [Draft, Chapter 15](#)

ADJOURN